

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE
CASTLE PINES VILLAGE METROPOLITAN DISTRICT**

Held: Tuesday, April 28, 2026, 9:00 a.m., at 5880 Country Club Dr., Castle Rock, Colorado

A regular meeting of the Board of Directors of the Castle Pines Village Metropolitan District, Douglas County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the state of Colorado, with the following Directors, constituting a quorum, present, and acting:

Rick Huser – via Zoom
David King – via Zoom
Mike Lanam
Cassie Vetter
Tad Walden

Also present were Josh Shackelford, Sue Mantz, Jason LeTellier, Amber Lindberg, Evan Person, Nicole Koehn, Brian Ludvigsen, District Staff; Dani Kaiser and Tom George, Spencer Fane; and Cici Holbrook, member of the public via Zoom.

Potential Conflict of Interest Disclosures

It was noted that disclosure statements have been filed on behalf of the members of the Board with the Office of the Colorado Secretary of State. District Counsel Mr. George stated that no additional potential conflicts of interest were identified specific to today's agenda.

Approval of the Agenda

Director Huser made a motion to approve the Agenda, seconded by Director Lanam.

The Board unanimously approved the Agenda.

Guest Introductions / Comments from the Community – there were none.

Employee Recognition

Mr. Shackelford recognized Mr. Brian Ludvigsen, Field Maintenance Supervisor, for the first quarter of 2026. Since joining the organization in October 2025, Brian has demonstrated a strong ability to identify issues and implement effective solutions. He has become a reliable resource for his team and has made a meaningful impact on operations through process improvements, enhanced efficiency, and contributions to overall service quality.

In addition, Mr. Ludvigsen has assumed responsibility for managing the vehicle fleet and has effectively addressed challenges related to work order tracking and documentation improvements. His strong work ethic and problem-solving skills were specifically acknowledged. Director Huser thanked him for his contributions.

District Reports

Castle Pines Homes Association Update – There was no representative from the Castle Pines Homes Association in attendance at the meeting, and no related topics were discussed.

District Manager Report – Mr. Shackelford discussed the PCWRA updates. The reuse reservoir rehabilitation project has been proceeding per schedule. The pond is scheduled to reopen before the golf course summer demand period. The PCWRA entities met with CDOT regarding expansion of US 85. CDOT has informed us that they do not expect construction to take place until 2031 or later (though this timeline is subject to change). This is due to funding issues. CDOT told us that CPV Metro utilities that will need to be relocated will be completed at entirely CDOT's cost unless there is a "betterment" such as expanding the capacity of the pipeline. We do not currently anticipate needing any betterments. CDOT is trying to secure funding for design, with hopes of securing this funding by the beginning of next year.

Director Walden asked about the wildlife fencing plans for this project. Mr. Shackelford noted that the design was only 30% conceptual and so that details have not been determined yet. Mr. Shackelford also claimed they are expanding the highway to the north because there is no room to expand to the south, as expansion to the south is precluded by the railroad.

Director Walden asked how far into the Brookfield (Homestead) area would the highway expansion work extend. Mr. Shackelford replied that the work will stay within the CDOT right-of-way in that area, and will not encroach on the drainage pond that is owned by the District in that area.

General Updates – The District Court officially approved the District's name change to: Castle Pine Village Metropolitan District. A new domain name was launched: CPVMetroCO.gov.

The District is in the process of applying for a grant from Douglas County for wildfire mitigation and the application period closes on May 11, 2026. The District is eligible for a grant of up to \$50,000. Residents can also apply and are eligible for up to \$25,000. This is a cost-share program so it will not cover 100% of it.

The District sent letters to 700 residents who have not yet tested their backflow devices, reminding them to get theirs tested. Information on how to get the testing completed can be found at CPVMetroCo.gov/backflow.

Financial Updates – The District hired a Purchasing Specialist in mid-February. This role collaborates with all District leadership and has already made impacts by issuing 6 formal proposal projects, reviewing contract language, and implementing improved vendor management procedures. The auditors were on-site the first week of April. The fieldwork is complete and they are reviewing the 2025 draft financial statements. We expect another clean opinion this year. In the General Fund, property tax revenues are picking up and will remain steady throughout the second quarter. Investment income is beginning to experience noticeable slowing from late 2025 rate reductions compounded with market volatility arising from conflicts in the middle east.

Safety & Operations Update – All wells remain operational for the summer demand period. The District has started the process of spraying for pine beetles on District-owned property. We have worked with the Homes Association to be proactive and get ahead of it. Every

resident will be provided with four pheromone packets to put on their trees by CPHA. We are hiring a contractor to spray District property for the pine beetle.

Director Walden asked when communications from the Homes Association will go out to residents. Mr. Shackelford replied they sent it out in their email blast last Friday. The packets should be installed by end of May, but no later than June 7th.

Director Walden asked how many packets each resident needs. Mr. Shackelford said it varies by property and encouraged residents to coordinate with their neighbors. Director Walden asked how many of the packets are provided per residence, and Mr. Shackelford said four packets per residence. Mr. Shackelford added that the Homes Association is spending close to \$80,000 on this program. Director Walden inquired about what happens to packets that go unclaimed. Mr. Shackelford said they may be redistributed. Mr. Shackelford also noted that Dahl Environmental will be identifying trees that are infected with pine beetles for removal.

Director Walden asked if the Golf Club and Country Club are involved. Mr. Shackelford confirmed that each golf club is also completing preventative measures for pine beetles on their respective properties.

Brush pickup starts on May 4 (south section), May 11 (north & northwest section) and May 18 (center section). More information and map can be found on our website CPVMetroCO.gov.

CPMD Water Usage Reports, March 2026 – Water usage increased slightly in March, reaching 12.2 million gallons. This rise is attributed to customers activating irrigation systems earlier than usual, resulting in higher usage compared to previous years. Communications have been distributed encouraging customers to delay irrigation until mid-May, and upcoming rainfall is expected to help moderate demand.

While surrounding districts have implemented water restrictions, this is not anticipated for our system due to the District's utilization of groundwater rather than surface and reservoir sources. However, conservation efforts will continue to be encouraged as we approach the summer months.

Unaccounted-for water remains within acceptable levels, as indicated by the grey bars. One leak was identified during the month but was promptly addressed.

Capital Projects Update – WTP2 Consolidation - New filter units were delivered and set. Process building trusses and sheathing installed. Tank bypass line installed. Final drywall touches completed in office. The work in May includes processing piping and equipment installation, office interior finishes (paint, flooring, etc.), and to begin programming SCADA screens. Next Milestones are to complete the roof work (May) and move into new office (May).

New Water Tank - Slab completed its 10-day wet cure. Slab passed strength requirements. Poured columns bases and columns. The work in May includes continued work on wall pours (8 pours are required).

Mr. Shackelford mentioned we will have recommendations for the 2026 Roadway Project next month.

Discussion & Action Items

Consent Agenda

Director Huser made a motion to approve the Consent Agenda, seconded by Director Walden.

Approve the Minutes of March 24, 2026, Regular Board Meeting.

Ratify the Approval of March 2026 payments of \$2,141,403.63.

A vote was called, and the motion passed unanimously.

Review of March 2026 Financials – Director Lanam mentioned that he and Director King met with the Finance team last week to go over the financials and projections line-by-line .

Confirm Tuesday, May 19, 2026, Regular Board Meeting at 9:00 a.m. The Board discussed rescheduling the Regular Board Meeting in May. After some discussion, it was the consensus of the board to move the meeting to May 27, 2026, at 2:00 p.m.

Executive Session

At 9:48 a.m., Director Huser made a motion to enter into an executive session pursuant to C.R.S. § 24-6-402(4)(b) & (e), to confer the District's legal counsel and receive legal advice on specific legal questions, and to discuss matters of negotiations, develop strategy for negotiations, and instruct negotiators regarding: (1) Verizon Tower proposal, (2) Hotwire project, (3) Castle Rock augmentation plan, (4) JAM Ranch, and (5) District name change completion.

The motion was seconded by Director Vetter.

Upon a unanimous vote, the Board entered into an executive session.

The Board left the executive session, and the regular session resumed at 10:45 a.m.

There being no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the regular meeting at 10:45 a.m.

The Board of Directors approved the foregoing minutes on the 27th of May 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.


Secretary